

163.0

0001

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

928,800 / 928,800

USE VALUE:

928,800 / 928,800

ASSESSED:

928,800 / 928,800



## PROPERTY LOCATION

| No | Alt No | Direction/Street/City  |
|----|--------|------------------------|
| 18 |        | OAKLAND AVE, ARLINGTON |

## OWNERSHIP

Unit #:

|          |                   |
|----------|-------------------|
| Owner 1: | COURTIN CATHERINE |
| Owner 2: |                   |
| Owner 3: |                   |

Street 1: 18 OAKLAND AVENUE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: SEMERJIAN LAURA C -

Owner 2: SHERMAN TERRY -

Street 1: 18 OAKLAND AVENUE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains 7,200 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1893, having primarily Clapboard Exterior and 1902 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrooms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

## PROPERTY FACTORS

| Item       | Code | Description | %   | Item    | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z          | R1   | SINGLE FA   | 100 | water   |      |             |
| o          |      |             |     | Sewer   |      |             |
| n          |      |             |     | Electri |      |             |
| Census:    |      |             |     | Exempt  |      |             |
| Flood Haz: |      |             |     |         |      |             |
| D          |      |             |     | Topo    | 1    | Level       |
| s          |      |             |     | Street  |      |             |
| t          |      |             |     | Gas:    |      |             |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101      | One Family  |          | 7200        |                    | Sq. Ft.   | Site      |           | 0          | 70.        | 0.88 | 8     |             |           |        |   |        |   |        |   | 445,198         |           |   |           |        |      | 445,200   |       |

## IN PROCESS APPRAISAL SUMMARY

| Use Code                |  | Land Size | Building Value                 | Yard Items | Land Value | Total Value | Legal Description |  | User Acct |
|-------------------------|--|-----------|--------------------------------|------------|------------|-------------|-------------------|--|-----------|
| 101                     |  | 7200.000  | 483,600                        |            | 445,200    | 928,800     |                   |  |           |
| Total Card              |  | 0.165     | 483,600                        |            | 445,200    | 928,800     | Entered Lot Size  |  |           |
| Total Parcel            |  | 0.165     | 483,600                        |            | 445,200    | 928,800     | Total Land:       |  |           |
| Source: Market Adj Cost |  |           | Total Value per SQ unit /Card: | 488.33     | /Parcel:   | 488.3       | Land Unit Type:   |  |           |

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

928,800 / 928,800

USE VALUE:

928,800 / 928,800

ASSESSED:

928,800 / 928,800



## USER DEFINED

|                |          |
|----------------|----------|
| Prior Id # 1:  | 108270   |
| Prior Id # 2:  |          |
| Prior Id # 3:  |          |
| Date           | Time     |
| 12/11/20       | 02:44:33 |
| PRINT          |          |
| LAST REV       |          |
| ASR Map:       |          |
| Fact Dist:     |          |
| Reval Dist:    |          |
| Year:          |          |
| LandReason:    |          |
| BldReason:     |          |
| CivilDistrict: |          |
| Ratio:         |          |

| Date       | Result                         | By  | Name         |
|------------|--------------------------------|-----|--------------|
| 6/1/2018   | MEAS&NOTICE                    | BS  | Barbara S    |
| 10/17/2016 | Measured                       | DGM | D Mann       |
| 7/1/2015   | Sales Review                   | PT  | Paul T       |
| 5/14/2015  | SQ Returned                    | MM  | Mary M       |
| 11/1/2008  | Meas/Inspect                   | 197 | PATRIOT      |
| 11/15/2006 | MLS                            | HC  | Helen Chinal |
| 2/26/2000  | Inspected                      | 276 | PATRIOT      |
| 12/2/1999  | Measured                       | 267 | PATRIOT      |
| 7/23/1993  |                                | AJS |              |
| Sign:      | VERIFICATION OF VISIT NOT DATA |     |              |

## BUILDING PERMITS

| Date      | Number | Descrip  | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|-----------|--------|----------|--------|-----|------------|----------|------------|---------|
| 10/2/2015 | 1466   | Manual   | 4,696  |     |            |          |            |         |
| 2/20/2009 | 104    | Redo Bat | 25,000 |     |            |          |            |         |

| Total AC/Ha:  | 0.16529 | Total SF/SM: | 7200 | Parcel LUC: | 101 | One Family | Prime NB Desc: | ARLINGTON | Total:                       | 445,198 | Spl Credit |  | Total: | 445,200 |
|---|---------|--------------|------|-------------|-----|------------|----------------|-----------|------------------------------|---------|------------|--|--------|---------|
| Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. |         |              |      |             |     |            |                |           | Database: AssessPro - FY2021 |         |            |  | apro   |         |

|                                 |             |   |     |                                    |                   |            |           |                                      |            |                   |         |                      |        |              |            |                                   |              |          |        |         |        |    |       |
|---------------------------------|-------------|---|-----|------------------------------------|-------------------|------------|-----------|--------------------------------------|------------|-------------------|---------|----------------------|--------|--------------|------------|-----------------------------------|--------------|----------|--------|---------|--------|----|-------|
| <b>EXTERIOR INFORMATION</b>     |             |   |     | <b>BATH FEATURES</b>               |                   |            |           | <b>COMMENTS</b>                      |            |                   |         | <b>SKETCH</b>        |        |              |            |                                   |              |          |        |         |        |    |       |
| Type: 6 - Colonial              |             |   |     | Full Bath: 1                       | Rating: Very Good |            |           | SCUTTLE.                             |            |                   |         |                      |        |              |            |                                   |              |          |        |         |        |    |       |
| Sty Ht: 2 - 2 Story             |             |   |     | A Bath: 1                          | Rating:           |            |           |                                      |            |                   |         |                      |        |              |            |                                   |              |          |        |         |        |    |       |
| (Liv) Units: 1                  | Total: 1    |   |     | 3/4 Bath: 1                        | Rating: Very Good |            |           |                                      |            |                   |         |                      |        |              |            |                                   |              |          |        |         |        |    |       |
| Foundation: 2 - Conc. Block     |             |   |     | A 3QBth:                           | Rating:           |            |           |                                      |            |                   |         |                      |        |              |            |                                   |              |          |        |         |        |    |       |
| Frame: 1 - Wood                 |             |   |     | 1/2 Bath: 1                        | Rating: Very Good |            |           |                                      |            |                   |         |                      |        |              |            |                                   |              |          |        |         |        |    |       |
| Prime Wall: 2 - Clapboard       |             |   |     | A HBth:                            | Rating:           |            |           |                                      |            |                   |         |                      |        |              |            |                                   |              |          |        |         |        |    |       |
| Sec Wall: %                     |             |   |     | OthrFix:                           | Rating:           |            |           |                                      |            |                   |         |                      |        |              |            |                                   |              |          |        |         |        |    |       |
| Roof Struct: 2 - Hip            |             |   |     | <b>OTHER FEATURES</b>              |                   |            |           |                                      |            |                   |         |                      |        |              |            |                                   |              |          |        |         |        |    |       |
| Roof Cover: 2 - Slate           |             |   |     | Kits: 1                            | Rating: Very Good |            |           | 1st Res Grid Desc: Line 1 # Units: 1 |            |                   |         |                      |        |              |            |                                   |              |          |        |         |        |    |       |
| Color: GREEN                    |             |   |     | A Kits:                            | Rating:           |            |           |                                      |            |                   |         |                      |        |              |            |                                   |              |          |        |         |        |    |       |
| View / Desir:                   |             |   |     | Fpl: 1                             | Rating: Very Good |            |           |                                      |            |                   |         |                      |        |              |            |                                   |              |          |        |         |        |    |       |
| <b>GENERAL INFORMATION</b>      |             |   |     | WSFlue:                            | Rating:           |            |           |                                      |            |                   |         |                      |        |              |            |                                   |              |          |        |         |        |    |       |
| Grade: C+ - Average (+)         |             |   |     | <b>CONDOS INFORMATION</b>          |                   |            |           |                                      |            |                   |         |                      |        |              |            |                                   |              |          |        |         |        |    |       |
| Year Blt: 1893                  | Eff Yr Blt: |   |     | Location:                          |                   |            |           |                                      |            |                   |         |                      |        |              |            |                                   |              |          |        |         |        |    |       |
| Alt LUC:                        | Alt %:      |   |     | Total Units:                       |                   |            |           |                                      |            |                   |         |                      |        |              |            |                                   |              |          |        |         |        |    |       |
| Jurisdct: G15                   | Fact: .     |   |     | Floor:                             |                   |            |           |                                      |            |                   |         |                      |        |              |            |                                   |              |          |        |         |        |    |       |
| Const Mod:                      |             |   |     | % Own:                             |                   |            |           |                                      |            |                   |         |                      |        |              |            |                                   |              |          |        |         |        |    |       |
| Lump Sum Adj:                   |             |   |     | Name:                              |                   |            |           |                                      |            |                   |         |                      |        |              |            |                                   |              |          |        |         |        |    |       |
| <b>INTERIOR INFORMATION</b>     |             |   |     | <b>DEPRECIATION</b>                |                   |            |           | <b>REMODELING</b>                    |            |                   |         | <b>RES BREAKDOWN</b> |        |              |            |                                   |              |          |        |         |        |    |       |
| Avg Ht/FL: STD                  |             |   |     | Phys Cond: VG - Very Good          | 4.6 %             | Exterior:  |           | No Unit                              | RMS        | BRS               | FL      |                      |        |              |            |                                   |              |          |        |         |        |    |       |
| Prim Int Wall: 2 - Plaster      |             |   |     | Functional:                        |                   | Interior:  |           | 1                                    | 7          | 3                 |         |                      |        |              |            |                                   |              |          |        |         |        |    |       |
| Sec Int Wall: %                 |             |   |     | Economic:                          |                   | Additions: |           |                                      |            |                   |         |                      |        |              |            |                                   |              |          |        |         |        |    |       |
| Partition: T - Typical          |             |   |     | Special:                           |                   | Kitchen:   |           |                                      |            |                   |         |                      |        |              |            |                                   |              |          |        |         |        |    |       |
| Prim Floors: 3 - Hardwood       |             |   |     | Override:                          |                   | Baths:     |           |                                      |            |                   |         |                      |        |              |            |                                   |              |          |        |         |        |    |       |
| Sec Floors: %                   |             |   |     | Total: 4.6 %                       |                   | Plumbing:  |           |                                      |            |                   |         |                      |        |              |            |                                   |              |          |        |         |        |    |       |
| Bsmnt Flr: 12 - Concrete        |             |   |     | <b>CALC SUMMARY</b>                |                   |            |           | <b>COMPARABLE SALES</b>              |            |                   |         | <b>SUB AREA</b>      |        |              |            | <b>SUB AREA DETAIL</b>            |              |          |        |         |        |    |       |
| Subfloor:                       |             |   |     | Basic \$ / SQ: 125.00              |                   | Rate       | Parcel ID | Typ                                  | Date       | Sale Price        |         |                      | Code   | Description  | Area - SQ  | Rate - AV                         | Undepr Value | Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
| Bsmnt Gar:                      |             |   |     | Size Adj.: 1.20205045              |                   |            |           |                                      |            |                   |         |                      | FFL    | First Floor  | 1,038      | 153.190                           | 159,007      |          |        |         |        |    |       |
| Electric: 3 - Typical           |             |   |     | Const Adj.: 1.01949608             |                   |            |           |                                      |            |                   |         |                      | BMT    | Basement     | 1,008      | 45.960                            | 46,323       |          |        |         |        |    |       |
| Insulation: 2 - Typical         |             |   |     | Adj \$ / SQ: 153.186               |                   |            |           |                                      |            |                   |         |                      | SFL    | Second Floor | 864        | 153.190                           | 132,352      |          |        |         |        |    |       |
| Int vs Ext: S                   |             |   |     | Other Features: 108668             |                   |            |           |                                      |            |                   |         |                      | GAR    | Garage       | 396        | 21.730                            | 8,605        |          |        |         |        |    |       |
| Heat Fuel: 2 - Gas              |             |   |     | Grade Factor: 1.10                 |                   |            |           |                                      |            |                   |         |                      | OPF    | Open Porch   | 144        | 28.500                            | 4,104        |          |        |         |        |    |       |
| Heat Type: 5 - Steam            |             |   |     | NBHD Inf: 1.00000000               |                   |            |           |                                      |            |                   |         |                      | WDK    | Deck         | 120        | 14.610                            | 1,754        |          |        |         |        |    |       |
| # Heat Sys: 1                   |             |   |     | NBHD Mod:                          |                   |            |           |                                      |            |                   |         |                      |        |              |            |                                   |              |          |        |         |        |    |       |
| % Heated: 100                   |             |   |     | LUC Factor: 1.00                   |                   |            |           |                                      |            |                   |         |                      |        |              |            |                                   |              |          |        |         |        |    |       |
| Solar HW: NO                    |             |   |     | Adj Total: 506894                  |                   |            |           |                                      |            |                   |         |                      |        |              |            |                                   |              |          |        |         |        |    |       |
| % Com Wall                      |             |   |     | Depreciation: 23317                |                   |            |           |                                      |            |                   |         |                      |        |              |            |                                   |              |          |        |         |        |    |       |
|                                 |             |   |     | Depreciated Total: 483577          |                   |            |           |                                      |            | WtAv\$/SQ:        | AvRate: | Ind.Val              |        |              |            |                                   |              |          |        |         |        |    |       |
|                                 |             |   |     |                                    |                   |            |           |                                      |            | Juris. Factor:    | 1.00    | Before Depr:         | 168.50 |              |            |                                   |              |          |        |         |        |    |       |
|                                 |             |   |     |                                    |                   |            |           |                                      |            | Special Features: | 0       | Val/Su Net:          | 135.46 |              |            |                                   |              |          |        |         |        |    |       |
|                                 |             |   |     |                                    |                   |            |           |                                      |            | Final Total:      | 483600  | Val/Su SzAd          | 254.26 |              |            |                                   |              |          |        |         |        |    |       |
| <b>MOBILE HOME</b>              |             |   |     | Make:                              |                   | Model:     |           | Serial #:                            |            | Year:             |         | Color:               |        |              |            |                                   |              |          |        |         |        |    |       |
| <b>SPEC FEATURES/YARD ITEMS</b> |             |   |     | <b>PARCEL ID</b> 163.0-0001-0002.0 |                   |            |           |                                      |            |                   |         |                      |        |              |            | <b>IMAGE</b>                      |              |          |        |         |        |    |       |
| Code                            | Description | A | Y/S | Qty                                | Size/Dim          | Qual       | Con       | Year                                 | Unit Price | D/S               | Dep     | LUC                  | Fact   | NB Fa        | Appr Value | JCod JFact                        | Juris. Value |          |        |         |        |    |       |
| More: N                         |             |   |     | Total Yard Items:                  |                   |            |           | Total Special Features:              |            |                   |         | Total:               |        |              |            | AssessPro Patriot Properties, Inc |              |          |        |         |        |    |       |